

**BOARD OF ZONING APPEALS AGENDA  
APRIL 20, 2004**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, April 20, 2004, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M.      KAREN LYNNE WILSON, VC 2004-BR-018 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 14.9 ft. with eave 13.9 ft. from rear lot line.  
DH              Located at 5633 Ravenel La. on approx. 11,249 sq. ft. of land zoned R-3. Braddock District. Tax Map 79-2 ((2)) (73) 18.
- 9:00 A.M.      JANE TOROK (FORMERLY JANE VAN WAGONER) AND THOMAS TOROK, VC 2004-PR-019 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures to remain in the front yard of a lot containing 36,000 sq. ft. or less and to permit fences greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 2908 Westcott Street on approx. 11,627 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 66.
- 9:00 A.M.      DONNA LEE KENNON, VC 2004-LE-024 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 9.7 ft. with eave 8.2 ft. from side lot line.  
WS              Located at 2917 Breezy Ter. on approx. 13,989 sq. ft. of land zoned R-4. Lee District. Tax Map 83-3 ((4)) 20.
- 9:00 A.M.      DARSHAN S. PADDA AND KULWANT K. PADDA, VC 2003-DR-178 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of one lot into two lots with proposed lot 3-A2 having a lot width of 20.09 ft. and proposed lot 3-A1 having a lot width of 148.6 ft. Located at 715 Walker Rd. on approx. 3.48 ac. of land zoned R-1. Dranesville District. Tax Map 13-1 ((2)) 3A1. (Deferred from 2/10/04 at appl. req.)
- 9:00 A.M.      KEVIN MCGIRL, VC 2004-BR-020 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 10.1 ft. with eave 9.6 ft. from side lot line such that side yards total 21.8 ft. Located at 4911 Gadsen Dr. on approx. 15,566 sq. ft. of land zoned R-2 Cluster. Braddock District. Tax Map 68-1 ((10)) (9) 10.
- 9:00 A.M.      TRUSTEES OF ONE GOD MINISTRY, A GLOBAL CHURCH, SP 2003-SP-047 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12609 Braddock Rd. on approx. 4.84 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((3)) 4. (Admin. moved from 2/24/04 and 3/30/04 at appl. req.)
- MS

- 9:00 A.M. JOSE FLORES, SP 2003-LE-039 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 5.0 ft. with eave 4.0 ft. from side lot line. Located at 6607 Buckskin St. on approx. 8,400 sq. ft. of land zoned R-4 and HC. Lee District. Tax Map 80-4 ((5)) (1) 508. (Admin. moved from 1/13/04 for notices.) (Deferred from 3/16/04 for notices.)  
MS
- 9:00 A.M. ANDREW SHERIDAN, VC 2003-BR-147 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit subdivision of 1 lot into 3 lots with proposed Lot 1 having a lot width of 76.24 ft. Located at 4716 Wakefield Chapel Rd. on approx. 2.61 ac. of land zoned R-3. Braddock District. Tax Map 70-1 ((16)) 285. (Deferred for decision only from 12/16/03, 2/17/04, and 3/16/04.)  
MS
- 9:30 A.M. JOHN D. BOBOLSKY, III, A 2003-SP-033 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellant is allowing an agriculture use to be established on property in the R-C District, which is located at Tax Map 67-2 ((1)) 42 and which does not meet minimum lot size requirements for the use, and is allowing the property to be used as a storage yard and junk yard, all in violation of Zoning Ordinance provisions. Located on the W. side of Popes Head Rd., approx. 700 ft. from its intersection with the Fairfax County Pkwy. on approx. 10,890 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 67-2 ((1)) 42. (Admin moved from 9/30/03 for notices) (Decision def. from 10/21/03).  
JC  
Withdrawn
- 9:30 A.M. JUBAL AND KIRSTEN THOMPSON; ESTATE OF MARY BROWN, ELTON K. DONALDSON, A 2003-DR-046 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants' property did not meet minimum lot area or width requirements of the Zoning Ordinance when created, does not meet current minimum lot area or width requirements of the R-1 District, and is not buildable under Zoning Ordinance provisions. Located at 8304 & 8308 Randwood St. on approx. 29,838 sq. ft. of land zoned R-1. Dranesville District. Tax Map 29-1 ((2)) 5 and 6. (Admin. moved from 12/2/03 and 3/9/04 at appl. req.)  
JC  
Admin.  
Moved to 5/18/04 at appl. req.
- 9:30 A.M. ANASTASIOS AND ANNA GRYPEOS, A 2003-LE-053 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory structure is located in the front yard and closer than a distance equal to the minimum required side yard to the side lot line of the property in violation of Zoning Ordinance provisions. Located at 3138 Clayborne Ave. on approx. 11,750 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 92-2 ((18)) (5) 16. (Admin. moved from 3/2/04 and 3/30/04 at appl. req.)  
ES  
Admin.  
Moved to 4/27/04 at appl. req.

**JOHN DIGIULIAN, CHAIRMAN**